

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: DOS CABEZAS CULTIVATION

Lead Agency: The City of Desert Hot Springs Contact Person: Patricia Villagomez
 Mailing Address: 11999 Palm Drive Phone: (760) 329-6411 ext. 243
 City: Desert Hot Springs Zip: 92240 County: Riverside County

Project Location: County: Riverside County City/Nearest Community: Desert Hot Springs
 Cross Streets: Cabot Road and Palomar Lane Zip Code: 92240
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ' 27.2 " N / -116 ° 31 ' 13.0 " W Total Acres: 5.03 gross, 3.77 net
 Assessor's Parcel No.: 665-070-003 Section: 1 (NW 1/4) Twp.: 3 S Range: 4 E Base: San Bernardino
 Within 2 Miles: State Hwy #: N/A Waterways: Morongo Wash Corridor
 Airports: N/A Railways: N/A Schools: Two Bunch Palms Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Conditional Use Permit

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 40,014 Acres 3.77 Employees 14
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Light Industrial (I-L) / Open Space Floodway (OS/FW)

Project Description: *(please use a separate page if necessary)*

The project proposes the development of a cultivation facility on approximately 3.77 net acres of vacant land in the City of Desert Hot Springs. The cultivation facility will include three, one-story buildings for the cultivation and processing of cannabis in accordance with the Desert Hot Springs Municipal Code 5.50 and 17.180. Project implementation will include the development of a 10,026-square-foot building for offices and the processing of cannabis, and two 14,994-square-foot greenhouses, for a total of a building area of 40,014 square feet (sf) at total buildout. Access to the site will occur from two gated points on Cabot Road. The project proposes to provide 36 parking spaces, 4 of which are designated as ADA parking stalls. Associated improvements include curb and gutter, sidewalks, and landscaped areas. The site is currently vacant and undisturbed, and characterized by scattered desert vegetation. The project is located in the Light Industrial district in the City of Desert Hot Springs, where similar uses currently exist.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>7</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 7, 2021 Ending Date July 7, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>MSA Consulting, Inc.</u>	Applicant: <u>Dos Cabezas Management, LLC</u>
Address: <u>34200 Bob Hope Drive</u>	Address: <u>1168 Twin Canyon</u>
City/State/Zip: <u>Rancho Mirage, CA 92270</u>	City/State/Zip: <u>Diamond Bar, CA 91765</u>
Contact: <u>Nicole Vann</u>	Phone: _____
Phone: <u>760-320-9811</u>	

Signature of Lead Agency Representative: *Patricia M Villagomez* Date: 6/7/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.